FILE NO. 17848

FILE BOX "7"

BOOK 6784 PAGE 66

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,522.13

Stephen D. Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY 19 86

Janet F. Davis
Notary Public

MY COMMISSION EXPIRES: 1-20-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN D. ELKINS (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	5DU-61004
529 Tuscarora Drive (STREET ADDRESS OR ROUTE NUMBER)	6640 Powers Ferry Road - Suite 200 (STREET ADDRESS)	162-3
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	293

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, PATRICE E. PHELPS, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN D. ELKINS, a single person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 161 on the Map of Haywood Hills, Section 3, as of record in Book 4460, page 164, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Patrice E. Phelps by Quitclaim Deed from Michael M. Phelps, of record in Book 6349, Page 377, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Federated Financial Mortgage Corporation, of record in Book 5365, page 473, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

7.6463

IDENTIFICATION REFERENCE

FEB 18 11 19 AM '86

FELIX Z. WILSON II, SECURED
DAVIDSON COUNTY, TENN.

This is (unimproved ( ) improved XX) property, known as 529 Tuscarora Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of February, 19 86

Patrice E. Phelps

PATRICE E. PHELPS

STATE OF TENNESSEE }
Davidson County }

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named PATRICE E. PHELPS, a single person,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1986.

Commission Expires 1-10-89

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

PATRICE E. PHELPS, a single person

TO

STEPHEN D. ELKINS, a single person

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4502.13- CNTY.
15.75 CITY
.50 MTG
6.00 MTG
CNTY TX 105.00-
5182A02A10/06 3AL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76463

IDENTIFICATION REFERENCE

FEB 18 11 19 AM 96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219705